

**Hearing Officer
DECEMBER 4, 2007**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
1:30 PM

1. **CONSIDERATION OF MEETING MINUTES: November 20, 2007
CONTINUED TO THE DECEMBER 18, 2007 HEARING OFFICER**

2. Hold a public hearing for a request by the **LEWIS PROPERTY (PL070403)** (Joseph Lewis, applicant/property owner) located at 241 East 15th Street in the R1-6, Single Family Residential District for:

VAR07024 Variance to reduce the front yard setback from twenty (20) feet to ten (10) feet ~~two (2)~~ **four (4)** inches.

VAR07025 Variance to reduce the required driveway from twenty (20) feet to ten (10) feet ~~two (2)~~ **four (4)** inches.

**CONTINUED FROM NOVEMBER 6, 2007 HEARING OFFICER
CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT**

STAFF REPORT: [HOr_LewisProperty_120407.pdf](#)

DENIED

3. Hold a public hearing for a request by the **FRANZ RESIDENCE (PL070471)** (Kathleen Franz, applicant/property owner) located at 1128 East Concorda Drive in the R1-6, Single Family Residential District for:

VAR07028 Variance to reduce the front yard setback for an open structure (carport) from fifteen feet (15') to seven feet (7').

STAFF REPORT: [HOr_FranzRes_120407.pdf](#)

APPROVED

4. Hold a public hearing for a request by the **EHLERS RESIDENCE (PL070479)** (John Ehlers, applicant/property owner) located at 946 East Knight Lane in the R1-7, Single Family Residential District for:

VAR07029 Variance to reduce the east side yard setback from seven feet (7') to four feet (4') for a garage addition.

STAFF REPORT: [HOr_EhlersRes_120407.pdf](#)

APPROVED

5. Hold a public hearing for a request by **CENTRAL PLAZA - FOOD CITY NO. 96 (PL070481)** (M. Brennan Ray/Burch & Cracchiolo, applicant; Bashas Inc., property owner) located at 1338 East Apache Boulevard in the CSS, Commercial Shopping and Services District for:

ZUP07174 Use permit to allow outdoor retailing (outdoor roasting/retail food productions).

CONTINUED TO DECEMBER 18, 2007 HEARING OFFICER

6. Hold a public hearing for a request by **VALLEY WEST SHOPPING CENTER LLC - FOOD CITY NO. 41 (PL070482)** (M. Brennan Ray/Burch & Cracchiolo, applicant; Bashas Inc., property owner) located at 1845 North Scottsdale Road in the CSS, Commercial Shopping and Services District for:

ZUP07175 Use permit to allow outdoor retailing (outdoor roasting/retail food products).

STAFF REPORT: [HOr_FoodCity41_120407.pdf](#)

APPROVED

7. Hold a public hearing for a request by the **CHENEY RESIDENCE (PL070483)** (Kelly Cheney, applicant/property owner) located at 1325 West 6th Street in the R1-6, Single Family Residential District for:

ZUP07176 Use permit to allow parking in the front yard setback.

STAFF REPORT: [HOr_CheneyRes_120407.pdf](#)

APPROVED

8. Hold a public hearing for a request by the **FITZHUGH RESIDENCE (PL070485)** (Edward Fitzhugh, applicant/property owner) located at 2059 East La Vieve Lane in the AG, Agricultural District for:

ZUP07177 Use permit standard to reduce the west side yard setback by twenty percent (20%) from twenty feet (20') to sixteen feet (16').

CONTINUED TO DECEMBER 18, 2007 HEARING OFFICER

9. Hold a public hearing for a request by **SOLE SPORTS RUNNING ZONE (PL070490)** (Kimo Seymour, applicant; Velo Properties LLC, property owner) located at 1006 East Warner Road, Suite No. 104 in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP07178 Use permit to allow a massage therapy room.

APPROVED

STAFF REPORT: [HOr_SoleSports_120407.pdf](#)

10. Hold a public hearing for a request by **JUST PETS (PL070493)** (Jennifer Carter-Zuchowski, applicant; Union Knitting Factory International, property owner) located at 1526 North Scottsdale Road in the CSS, Commercial Shopping and Services District for:

ZUP07179 Use permit to allow a pet store with overnight boarding.

STAFF REPORT: [HOr_JustPets_120407.pdf](#)

APPROVED

ABATEMENT CASES

11. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **BARRIGA RESIDENCE (PL070396/ABT07026)** (Miguel & Hilda Barriga, property owners) Complaint CE072943 located at 1139 East Weber Drive in the R-2, Multi-Family Residential District.

CONTINUED FROM NOVEMBER 6, 2007 HEARING OFFICER

STAFF REPORT: [HOr_BarrigaResAbate_120407.pdf](#)

APPROVED

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

E-Mailed Thursday, 15 November 2007, 1:00 PM

Advertised Monday, 19 November 2007

Updated Tuesday, 27 November 2007, 4:00 PM to indicate continued cases